

WARRANTY DEED

016947

TRANSFER
TAX
PAID

KNOW ALL MEN BY THESE PRESENTS that, we, DONALD J. MARTIN

and BARBARA B. MARTIN, of Waterville, Kennebec County and State of Maine, for

consideration paid, GRANT to J. KEVIN COOL and KIMBERLY K. COOL

xx, whose mailing address is

908 Hazel Street, Pella, IA 50219

, with WARRANTY

COVENANTS, bounded and described as follows, to wit:

Lot numbered fifty-three (53) as shown on a plan of Johnson Heights Extension made by Harry E. Green April 10, 1947, and recorded in the Kennebec Registry of Deeds in Book 15, Page 50.

Also Lot numbered fifty-five (55) as shown on the aforesaid plan.

This conveyance is subject to the following restrictions which are to run with the land, to wit: No building other than a private dwelling house for not over two-family occupancy together with private garage for use by occupants of house shall be erected upon each of said lots. No part of any building shall be placed nearer than thirty feet from the line of any street, provided, however, that porticoes projecting not over three feet, steps, windows, are to be allowed on said reserved space. No double decked porches may be built on any house. Said dwelling house and garage shall cost not less than Ten Thousand (\$10,000.00) Dollars. The garage, unless built as part of the house, shall be set back at least sixty feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than seventy (70) feet frontage on the street.

Meaning and intending to convey the same premises conveyed to the Grantors herein by Sale Deed of Lester T. Jolovitz, Executor of the Will of Myra A. Sterns dated August 4, 1978, and recorded in the Kennebec County Registry of Deeds at Book 2134, Page 1.

WITNESS our hands and seals this 2nd day of the month of May,

1994.

SIGNED, SEALED AND DELIVERED in the presence of:

Marilyn J. Jesnak
Marilyn J. Jesnak

Donald J. Martin
DONALD J. MARTIN

Juanita E. Martin
Juanita E. Martin

Barbara B. Martin
BARBARA B. MARTIN

STATE OF MAINE
KENNEBEC _____ County, ss.

May 2, 1994

Then personally appeared the above-named DONALD J. MARTIN and BARBARA B. MARTIN, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

RECEIVED KENNEBEC SS.

94 JUL -7 AM 9:00

ATTEST: Thelma E. Gagne
REGISTER OF DEEDS

Thelma E. Gagne
Notary Public
Print name: MY COMMISSION EXPIRES NOVEMBER 2, 1997
My commission expires: _____

Law Offices Of
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